

Town of Smithfield

Zoning Board of Review

**64 Farnum Pike, Smithfield, Rhode Island 02917
(401) 233-1039**

George D. McKinnon, Chairman

Geri DeAngelis, Clerk

February 18, 2009

The Smithfield Zoning Board of Review Public Hearing will be held on Wednesday February 18, 2009, at 7:00PM, at Smithfield Town Hall, 64 Farnum Pike when all persons interested will be heard for or against the granting of the following applications under the Zoning Ordinance.

I Communications

II Old Business

08-057

David Busch as applicant and owner of property located at 100 Mapleville Road, listed as Lot 104 on Assessor's Plat 47 is seeking a Special Use Permit under Section 3.8 Building or Structure Nonconforming By Use and a Variance to deviate from Section 6.1.2 Number of Residential Structures per Lot to construct a carriage house in an R-80 District under the Zoning Ordinance.

08-069

Daniel R. Germani as applicant and Daniel and Patricia Germani as owners of property located at 104 Smith Avenue, listed as Lot 68 on Assessor's Plat 44B are seeking a Special Use Permit under Section 3.13 Special Use For Expansion, Addition and Enlargement and a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations to construct an addition in an R-20 District under the Zoning Ordinance.

08-070

Pleasant View Place, LLC/ Robert and Lisa Richards as applicants and owners of property located at 180 Pleasant View Avenue, listed as Lot 36 on Assessor's Plat 19 are seeking a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations to subdivide a lot in an R-20 District under the Zoning Ordinance.

08-071

Complete Realty Services, LLC as applicant and owner of property located at 3 Industrial Drive, listed as Lot 192 on Assessor's Plat 49 is

seeking Variances to deviate from Section 5.4 Table 1 Dimensional Regulations, Section 5.3.4 Buffers, Section 6.8. Land Unsuitable for Development, Section 7.3.H Development and Maintenance of Parking Areas, Section 7.2.C Location of Parking Uses 7.4.C & 7.4.F (2) Schedule of Off-Street Parking Requirements to construct a commercial building in an Industrial District under the Zoning Ordinance.

III Public Hearing

09-001

Omnipoint Communication, Inc. as applicant and Barmal Realty Corporation as owner of property located at 340 Waterman Avenue, listed as Lot 43 on Assessor's Plat 25 are seeking a Special Use Permit to install six (6) antennas on an existing smokestack in a Light Industrial District under the Zoning Ordinance.

(This application is incomplete and will be continued to the February 25, 2009 meeting)

09-002

Minot Ledge Development LLC as applicant and owner of property

located at 259 Putnam Pike, listed as Lot 93 on Assessor's Plat 29 is seeking a Special Use Permit under Section 4.3 (F) 2.2 Restaurant and Entertainment and Variances to deviate from Section 5.4 Table 1 Dimensional Regulations and Section 7.2.C Location of Parking Uses to construct a restaurant with a drive thru window in a Highway Commercial District under the Zoning Ordinance.

IV Other Business

07-029

Sunn Builders as applicant and Country Hill Estates LLC as owner of property located at 27 Whipple Road, listed as Lot 48 on Assessor's Plat 39 is seeking an Extension of a Previously Granted Resolution for a Comprehensive Permit.

V Deliberations

VI Adjournment

Handicapped persons and those needing visual or hearing services wishing to attend a Zoning Board of Review meeting must contact the Building/Official's office 48 hours prior to the scheduled meeting that they plan to attend:

233-1039 VOICE 1-800-745-5555 TTY